

AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting, May 1, 2007
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 8:30 a.m.

OLD BUSINESS

1. **Boden (Monte Vista) Telecommunications Facility; Minor Use Permit Modification - ZAP 00-047W¹, A70 Use Regulations, Ramona Community Planning Area (Hughes) (Continued from the hearing of April 17, 2007)**

The project is an unmanned telecommunications site consisting of a total of 12 antennas on three sectors, with four antennas located on each sector, mounted on an existing monopole. The monopole is 65 feet 6 inches in height. The antennas would be mounted at a height of 32 feet. The associated equipment shelter, made of pre-fabricated concrete, will be located directly to the north of the existing monopole. The dimensions of the equipment shelter will be 11 feet 6 inches wide by 20 feet long by 10 feet high. Two GPS antennas will be mounted to the top of the equipment shelter. The project would be located inside an existing 6-foot high chain link fence. The project site is located at 19591 Horizon View Drive in Ramona.

2. **Griffin Second Dwelling Unit; Minor Use Permit (ZAP) 06-019, A70 Use Regulations, Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Planning Area (Grunow) (Continued from the hearing of April 17, 2007)**

The project is an application for a Minor Use Permit to allow for the construction of a 1,199 square-foot second dwelling unit and an attached 480 square-foot, two-car garage. The project site is located at 1428 Gibson Highlands in the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Planning Area. The site is subject to the General Plan Regional Category 1.3 Estate Development Area (EDA), with a Land Use Designation of (17) Estate Residential. Zoning for the site is A70, Limited Agricultural Use. The site is presently developed with an existing 2,656 square-foot single-family residence with an attached three-car garage that would be retained. Access would be provided by a private driveway connecting to Gibson Highlands. The project would be served by an on-site septic system and imported water from the Padre Dam Municipal Water District. No extension of sewer or water utilities will be required by the project. Pursuant to County of San Diego Zoning Ordinance Section 6156x.12, a Minor Use Permit is required because the living area of the proposed second dwelling unit exceeds 30 percent, but is less than 50 percent of the primary dwelling unit's living area.

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".